

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD MEETING

Held in the City of Mesa Council Chambers

Date: May 20, 2009 Time: 4:00 p.m.

MEMBERS PRESENT

Pat Esparza, Chair
Frank Mizner, Vice Chair
Randy Carter
Beth Coons
Scott Perkinson

MEMBERS ABSENT

Chell Roberts (excused)
Ken Salas (excused)

OTHERS PRESENT

John Wesley
Tom Ellsworth
Lesley Davis
Angelica Guevara
Debbie Archuleta
Jeff McVay
Andrea Moore

Sean Lake
Susan Demmitt
John Szafran
Loren & Colette Jessen
Mike James
Wolf Grote
Others

Chairperson Esparza declared a quorum present and the meeting was called to order at 4:00 p.m. The meeting was recorded on tape and dated May 20, 2009. Before adjournment at 5:32 p.m., action was taken on the following:

It was moved by Boardmember Beth Coons seconded by Boardmember Scott Perkinson that the minutes of the April 14, 2009, and April 15, 2009 study sessions and regular meeting be approved as submitted. Vote: 4 – 0 (Boardmember Mizner abstained, Boardmembers Salas and Roberts absent)

Consent Agenda Items: All items identified with an asterisk (*) were approved with one Board motion.

It was moved by Boardmember Carter, seconded by Boardmember Coons that the consent items be approved. Vote:

Code Amendment: Amending Sections

Zoning Cases: Z09-11, GPMInor08-11, Z08-62, GPMInor09-02, Z09-08, GPMInor09-03, Z08-47, GPMInor09-05,

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Item: **Z09- 11 (District 3)** 610 West Jerome Avenue. Located west of Country Club Drive and north of Baseline Road (1.8± acres). Rezone from M-1 to M-1-BIZ and Site Plan Review. This case will allow the development of a children's hospital. Hacienda Healthcare, owner; John Szafran, DPA Architects, applicant.

Comments: This case was on the consent agenda and therefore was not discussed individually.

It was moved by Boardmember Carter, seconded by Boardmember Coons

That: The Board recommend to the City Council approval of zoning case Z09-11 conditioned upon:

1. Compliance with the basic development as described in the project narrative, floor plans, and as shown on the site plan, and preliminary elevations as approved by the Design Review Board, (without guarantee of building count and lot coverage).
2. Compliance with all requirements of the Design Review Board.
3. Compliance with all City development codes and regulations.
4. Full compliance with all current Code requirements, unless modified through appropriate review and approval of the variance(s) outlined in the staff report.

Vote: Passed 5 – 0 (Boardmembers Salas and Roberts absent)

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Item: **GPMInor08-11 (District 6)** 8260 East Baseline Road. Located west of the Loop 202 and north of Baseline Road (14.5± acres). Minor General Plan Amendment. This request will amend the Mesa 2025 General Plan land use designation for the site from Mixed Use Residential (MUR) to High Density Residential 15+ du/acre (HDR 15+). Loren & Colette Jessen; Jessco Dev. LLC, owner; Sean Lake; Pew and Lake, PLC, applicant.
COMPANION CASE Z08-62. CONTINUED FROM THE SEPTEMBER 18, 2008, THE OCTOBER 16, 2008, DECEMBER 18, 2008, FEBRUARY 19, 2009 AND APRIL 15, 2009 HEARINGS.

Boardmember Carter recused himself.

Comments: Tom Ellsworth explained the two related cases. He stated staff was proposing adoption of the General Plan Amendment and was in support of the applicant's request to continue the zoning case to the July 15, 2009 meeting. Mr. Ellsworth explained that Economic Development was still concerned with the loss of potential employment for the site; however based on the difficult access to the site and lack of freeway access, Planning staff was in support of the General Plan Amendment.

Sean Lake represented the case. Mr. Lake explained they support the staff recommendations. He stated that they are asking for a 60 day continuance for the zoning case in order to revise their application based on the revised plans for the adjacent project design. He stated it was their goal for the two projects to look as though they were developed together. Mr. Lake explained that they did have a concern with the site plan currently shown for the adjacent parcel, which was their desire for Hawe's Road to be extended further north.

Boardmember Mizner confirmed that without the General Plan amendment only 5 acres could be developed as residential. Mr. Mizner confirmed that Zoning Case Z09-62 would probably have a condition requiring future Site Plan Review for the site. Mr. Mizner stated he understood the property was really too close to the freeway and had no visibility from the freeway. He agreed the applicant would need to work out their access issues.

It was moved by Boardmember Perkinson, seconded by Boardmember Coons

That: The Board recommend to the City Council adoption of zoning case GPMInor08-11

Vote: Passed 4 – 0 – 1 (Boardmember Carter abstained) (Boardmembers Salas and Roberts absent)

Reason for Recommendation: The Board felt this proposal was reasonably well-designed and should be compatible with the adjacent neighborhoods.

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Item: **Z08-62 (District 6)** 8260 East Baseline Road. Located west of the Loop 202 and north of Baseline Road (14.5± acres). Rezone from AG (conceptual M-1, C-2, R-2, and R-3) to R-4. This request will allow the zoning for high-density residential development. Loren & Colette Jessen; Jessco Dev. LLC, owner; Sean Lake; Pew and Lake, PLC, applicant. **COMPANION CASE GPMINOR08-11. CONTINUED FROM THE SEPTEMBER 18, 2008, THE OCTOBER 16, 2008, DECEMBER 18, 2008, FEBRUARY 19, 2009 AND APRIL 15, 2009 HEARINGS.**

Boardmember Carter recused himself.

Comments: Tom Ellsworth explained the two related cases. He stated staff was proposing adoption of the General Plan Modification and was in support of the applicant's request to continue the zoning case to the July 15, 2009 meeting. Mr. Ellsworth explained that Economic Development was still concerned with the loss of potential employment for the site; however based on the difficult access to the site and lack of freeway access, Planning staff was in support of the General Plan amendment.

Sean Lake represented the case. Mr. Lake explained they support the staff recommendations. He stated that they are asking for a 60 day continuance for the zoning case in order to revise their application based on the revised plans for the adjacent projects design. He stated it was their goal for the two projects to look as though they were developed together. Mr. Lake explained that they did have a concern with the site plan currently shown for the adjacent parcel, which was their desire for the drive aisle to line up the middle of this site.

Boardmember Mizner confirmed that without the General Plan amendment only 5 acres could be developed as residential. Mr. Mizner confirmed that Zoning Case Z09-62 would probably have a condition requiring future Site Plan Review for the site. Mr. Mizner stated he understood the property was really too close to the freeway and had no visibility from the freeway. He agreed the applicant would need to work out their access issues.

It was moved by Boardmember Perkinson, seconded by Boardmember Coons

That: The Board recommend zoning case Z08-62 be continued to the July 15, 2009 meeting

Vote: Passed 4 – 0 – 1 (Boardmember Carter abstained) (Boardmembers Salas and Roberts absent)

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Item: **GPMInor09-02 (District 6)** 10617 East Oasis Street. Located west of Signal Butte Road and south of Broadway (4.9± acres). Minor General Plan Amendment to change the land use designation from Parks (P) to High Density Residential 10-15 du per acre (HDR 10-15).

This case will allow the development of a Supportive Housing Project. MARC Center owner; Saemisch DeBella Architects, applicant.

Comments: This item was on the consent agenda to be continued and therefore was not discussed

It was moved by Boardmember Carter, seconded by Boardmember Coons

That: The Board continue this item to the July 15, 2009 meeting

Vote: Passed 5 – 0 (Boardmembers Salas and Roberts absent)

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Item: **Z09-08 (District 6)** 10617 East Oasis Street. Located west of Signal Butte Road and south of Broadway (4.9± acres). Rezone from R1-9 to R-3 with a Site Plan Review. This case will allow the development of a Supportive Housing Project. MARC Center owner; Saemisch DiBella Architects applicant.

Comments: This item was on the consent agenda to be continued and therefore was not discussed

It was moved by Boardmember Carter, seconded by Boardmember Coons

That: The Board continue Z09-08 to the July 15, 2009 meeting

Vote: Passed 5 – 0 (Boardmembers Salas and Roberts absent)

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Item: **GPMInor09-03 (District 6)** The 8200 to 8500 blocks of East Baseline Road (north side). Located west of the Loop 202 and north of Baseline Road (54± acres). Minor General Plan Amendment. This request will amend the Mesa 2025 General Plan land use designation for the site from Mixed Use Residential to High Density Residential 15+ du/acre (20± acres) and Neighborhood Commercial (34± acres). David Glimcher, GVSW 202/60 LLC, owner; Susan Demmitt, Beus Gilbert PLLC, applicant.

Boardmember Carter recused himself.

Comments: Tom Ellsworth explained the two related cases. Mr. Ellsworth explained that staff had worked with the applicant and was proposing conditions of approval for Zoning Case Z08-47. He stated that 20 acres would be developed as high density residential, the remainder of the site would be retail and office. Staff still wanted to see an integrated site plan, that showed the residential, commercial and employment interacting with each other. Staff thought there should be a view corridor and a walkable central area tying the uses together. He stated Economic Development was concerned with the number of jobs. 14 acres would be retail and office. He stated the metric also discusses quality of jobs as well as number of jobs.

Susan Demmitt then explained the two year history of this application. She stated that in December of 2008 they had hired a new architect and rethought the whole project. She stated they were including the dog leg in their revised case. She stated they tried to accomplish staff's goals of integrating the project, and having design guidelines. She stated the one point remaining is the employment portion. She stated it would be difficult to develop the site for employment because it is hard to get to the freeway and the surrounding area is suburban. She stated they had revised the number of jobs down from 650 to 478. She stated they were proposing harmonious architecture and landscaping with a central gathering space. Ms. Demmitt stated they did not want another continuance and requested the case be moved forward.

Boardmember Mizner confirmed there would still be time to work out the issue of the street and how it lined up with the adjacent project. He also confirmed that Economic Development would be able to comment on the revised plans prior to the City Council meeting.

It was moved by Boardmember Perkinson, seconded by Boardmember Coons

That: The Board recommend to the City Council adoption of zoning case GPMInor09-03 conditioned upon:

1. Compliance with the basic development as described in the project narrative, design guidelines and illustrative site plan exhibits submitted as part of the DMP including the basic mix of uses (without guarantee of lot yield, building count, lot coverage).
2. Site Plan Review through the public hearing process of future development plans to include but not limited to:
 - a. One comprehensive site plan for the C-2 zoned properties with the first commercial development proposed.
 - b. A site plan review for the R-4 area shall be considered following or in conjunction with approval of access to Baseline Road through dedication or the development of a private or public street with the appropriate overlay zoning.
 - c. An integration and mix of uses across the site.

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3. Compliance with all City development codes and regulations.
4. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.
5. Compliance with all requirements of the Subdivision Technical Review Committee.
6. Owner granting an Avigation Easement and Release to the City, pertaining to Phoenix-Mesa Gateway Airport, which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map, prior to the issuance of a building permit).
7. Written notice be provided to future property owners, and acknowledgment received that the project is within 5 miles of Phoenix-Mesa Gateway Airport.
8. Noise attenuation measures be incorporated into the design and construction to achieve a noise level reduction of 25 db.
9. The use of decorative concrete within the public right of way where deemed appropriate by the Transportation Division.

Vote: Passed 4 – 0 – 1 (Boardmember Carter abstained) (Boardmembers Salas and Roberts absent)

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Item: **Z08-47 (District 6)** The 8200 to 8500 blocks of East Baseline Road (north side) Located west of the Loop 202 on the north side of Baseline Road (54± acres). Rezone from AG (conceptual M-1, C-2, O-S, R-3, and R-2) to C-2 (34± acres) and R-4 (20± acres) and the establishment of the "Baseline Center" Development Master Plan (DMP). This request will establish a Development Master Plan to allow the creation of a development with a mixture of residential, office and retail uses. David Glimcher, GVSW 202/60 LLC, owner; Susan Demmitt, Beus Gilbert PLLC, applicant. **CONTINUED FROM THE OCTOBER 16, 2008, DECEMBER 18, 2008, FEBRUARY 19, 2009 AND APRIL 15, 2009, HEARINGS.**

Boardmember Carter recused himself.

Comments: Tom Ellsworth explained the two related cases. Mr. Ellsworth explained that staff had worked with the applicant and was proposing conditions of approval for Zoning Case Z08-47. He stated that 20 acres would be developed as high density residential, the remainder of the site would be retail and office. Staff still wanted to see an integrated site plan, that showed the residential, commercial and employment interacting with each other. Staff thought there should be a view corridor and a walkable central area tying the uses together. He stated Economic Development was concerned with the number of jobs. 14 acres would be retail and office. He stated the metric also discusses quality of jobs as well as number of jobs.

Susan Demmitt then explained the two year history of this application. She stated that in December of 2008 they had hired a new architect and rethought the whole project. She stated they were including the dog leg in their revised case, and that they tried to accomplish staff's goals of integrating the project, and having design guidelines. She stated the one remaining issue is the employment portion. She also stated it would be difficult to develop the site for employment because it is hard to get to the freeway and the surrounding area is suburban. She stated they had revised the number of jobs down from 650 to 478. She also stated they were proposing harmonious architecture and landscaping with a central gathering space. Ms. Demmitt stated they did not want another continuance and requested the case be moved forward.

Boardmember Mizner confirmed there would still be time to work out the issue of the drive aisle and how it lined up with the adjacent project. He also confirmed that Economic Development would be able to comment on the revised plans prior to the City Council meeting.

It was moved by Boardmember Perkinson, seconded by Boardmember Coons

That: The Board recommend to the City Council approval of zoning case Z08-47 conditioned upon:

1. Compliance with the basic development as described in the project narrative, design guidelines and illustrative site plan exhibits submitted as part of the DMP including the basic mix of uses (without guarantee of lot yield, building count, lot coverage).
2. Site Plan Review through the public hearing process of future development plans to include but not limited to:
 - a. One comprehensive site plan for the C-2 zoned properties with the first commercial development proposed.
 - b. A site plan review for the R-4 area shall be considered following or in conjunction with approval of access to Baseline Road through dedication or the

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- development of a private or public street with the appropriate overlay zoning.
- c. An integration and mix of uses across the site.
3. Compliance with all City development codes and regulations.
 4. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.
 5. Compliance with all requirements of the Subdivision Technical Review Committee.
 6. Owner granting an Avigation Easement and Release to the City, pertaining to Phoenix-Mesa Gateway Airport, which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map, prior to the issuance of a building permit).
 7. Written notice be provided to future property owners, and acknowledgment received that the project is within 5 miles of Phoenix-Mesa Gateway Airport.
 8. Noise attenuation measures be incorporated into the design and construction to achieve a noise level reduction of 25 db.
 9. The use of decorative concrete within the public right of way where deemed appropriate by the Transportation Division.

Vote: Passed 4 – 0 – 1 (Boardmember Carter abstained) (Boardmembers Salas and Roberts absent)

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Item: **GPMInor09-05** Text Amendment to the Mesa 2025 General Plan. (All Council Districts). Minor General Plan Amendment to amend Section 9.0 with updated areas targeted for future parks and recreation facilities.

Comments: Andrea Moore, Planning and Development Supervisor, Parks, Recreation and Commercial Facilities, represented the case. Ms. Moore explained that the “pocket park” designation was new. She also explained that the projects for number of parks per 10,000 residents had been revised from 6 acres to 4 acres.

Boardmember Carter was concerned that the population projections did not include the current projections for the Gateway area. He wondered if this was the proper time to bring this forward.

Ms. Moore stated the Parks Board and Council have already approved the Parks Plan and this General Plan amendment is moving forward to Council. Planning Director, John Wesley stated that by not moving forward with this proposal we would lose the “pocket park” designation, also the Parks Plan and the General Plan would not match.

Boardmember Mizner wondered how these projects relate to national standards. He was concerned about lowering goals. Ms. Moore stated Parks staff thought it was necessary to revise the goals to meet current economic reality so they didn’t fall so far behind that the plan put on a shelf. Also many homeowner associations have parks.

It was moved by Boardmember Perkinson, seconded by Boardmember Mizner

That: The Board recommend to the City Council adoption of zoning case GPMInor09-05 as submitted:

Vote: Passed 3 – 2 (Boardmembers Coons and Carter voting nay) (Boardmembers Salas and Roberts absent)

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Item: Hear a presentation from the Transportation Department on Central Mesa High Capacity Transit Alternatives Analysis Locally Preferred Alternative Recommendation.

Comments: Mike James City of Mesa Transportation, and Wolf Grote of Metro Link made a presentation to the Board regarding the Light Rail expansion to Mesa Drive. Mr. Grote stated Metro has the responsibility to develop 57 miles of light rail. 20 miles are open. He stated there has been 35% more ridership than anticipated. The Sycamore Station has the highest ridership of any station on the line. Mr. Grote stated that with the downturn in the economy Prop 400 revenues are lower than anticipated, so the expansion to Mesa Drive may need to be postponed one year. He stated the 2.7 mile extension would cost 194 million dollars, but 50% would be regional funds and 50% would be federal funds. Mesa would only pay for operations. The long term goal was for the light rail to go to Gilbert Road which would mean more riders and a larger park and ride lot.

Mr. Grote stated that there needed to be good feeder bus service to the light rail. He also stated there needed to be integration of light rail and land use. Mr. Grote stated that the difference between light rail and bus rapid transit, was that light rail cost more initially; however, light rail meant more ridership and costs less to maintain.

Mr. James stated that the City had looked at traffic design and constructability, economic development and ridership. The 2002 general plan showed options along First Street or First Avenue as well as Main Street. He stated the City wanted to minimize the impacts on businesses along Main Street by doing most of the downtown construction in the summer months. Main Street reduces the costs, because there would be no turns. Having turns would also reduce ridership because it would slow down the trip. Both the First Street and First Avenue alternatives would push the project over budget. He stated the City would continue to study whether to have 2 or 4 traffic lanes on Main Street; parking issues; and what the station should look like. Mr. James stated the City Council had already adopted the Main Street proposal.

Boardmember Frank Mizner confirmed that four lanes would mean two lanes in each direction; two lanes would mean one lane in each direction with parking. He also confirmed that Metro was looking to lease space for parking just east of LeSueur on the north and south sides of Main.

Boardmember Coons wondered if there was any thought of going east of Gilbert. Mr. Grote stated they are looking at connecting to Phoenix-Mesa Gateway Airport, but they don't know yet what level of service that will entail.

Chair Esparza wanted the Historic Districts and property owners included in future talks about light rail and transit oriented development. Chair Esparza wondered why Metro was no longer looking at going to Horne. The answer was it would mean going 25 to 30 million dollars over budget and would not mean very many more riders. Chair Esparza was concerned about room for the parking and ride. Mr. Grote stated he would like to see a parking garage type of development like the one at McClintock and Apache with retail and residential at the station.

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Respectfully submitted,

John Wesley, Secretary
Planning Director

DA:
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